



202005180070

05/18/2020 08:51 AM Pages: 1 of 2 Fees: \$122.50
Skagit County Auditor

After Recording Return to:
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Coppell, TX 75019

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Case Nbr: 38017114
Ref Number: 8501316355

Tax ID: P117252/4763-000-024-0000
6/12/2020

Property Address:
1620 E Highland Ave
Mount Vernon, WA 98273-3422

WA08M-R-ST38017114 5/11/2020 LRP001

Recording Requested By:
UMPQUA BANK
Prepared By:
RATANAPHONE VILAYLUETH
Assistant Secretary
855-369-2410
3001 Hackberry Rd
Irving, TX 75063

MIN #: 100045810001777249 MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the present beneficiary for the Deed of Trust described below, does hereby substitute Nationwide Trustee Services, Inc., A Washington Corporation as Trustee under said Deed of Trust in place of CHICAGO TITLE COMPANY OF WASHINGTON.

Nationwide Trustee Services, Inc., A Washington Corporation, the present trustee under the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest under the Deed of Trust described below:

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Made By: EDSON P RODRIGUEZ-IBANEZ AND HEIDI RODRIGUEZ, HUSBAND AND WIFE
Original Trustee: CHICAGO TITLE COMPANY OF WASHINGTON
Date of Deed of Trust: 3/21/2017
Loan Amount: \$299,250.00


Recorded in Skagit County, WA on: 3/31/2017, book N/A, page N/A and instrument number 201703310079


Property Legal Description:
LOT 24A, REPLAT OF LOTS 24 AND 25, VIEW CREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 2000, UNDER AUDITOR 'S FILE NO. 200010160009, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. LOT (S); 24A REPLAT OF LOTS 24 AND 25, VIEW CREST ADD TAX/MAP ID (S): TAX ACCOUNT NO.: P117252/4763-000-024-0000 APN #: P117252/4763-000-024-0000

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **5/12/2020**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Nationwide Trustee Services, Inc., A Washington Corporation

By: 
BRANDON PAYNE, Vice President
State of TX, County of Dallas

By: 
Naima Smair, Authorized Signor

On **5/12/2020**, before me, **TINA KAYE SANDOR-PROVENCHER**, a Notary Public, personally appeared **BRANDON PAYNE, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Naima Smair, Authorized Signor of Nationwide Trustee Services, Inc., A Washington Corporation** personally known to me to be the person(s) whose name (s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.


Notary Public: **TINA KAYE SANDOR-PROVENCHER**
My Commission Expires : **3/30/2021**

